

**FULL COMPLETION RESIDENTIAL + COMMERCIAL
BUILDING PLAN ON P.NO. 11+12+13 , S.NO.
31/1/2/2/5A/5B OF MAKHMALABAD SHIWAR,
IN NASHIK.
FOR, SHRI. AKASH ANIRUDDHA GAWADE.**

**DRAWING
SHEET NO**

1

RECOMMENDATION

APPROVED

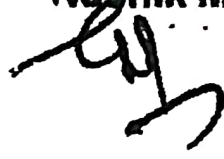
**As per the accoupaining
occupancy Certificate**

No. Nashik/C2/3/071/2022

Date : 19 / 10 / 2022


**Executive Engineer
TOWN PLANING**

**Nashik Municipal Corporation
Nashik**



FULL COMPLETION RESIDENTIAL + COMMERCIAL BUILDING PLAN ON P.NO. 11+12+13 , S.NO. 31/1/2/2/5A/5B OF MAKHMALABAD SHIWAR, IN NASHIK. FOR, SHRI. AKASH ANIRUDDHA GAWADE.	DRAWING SHEET NO.
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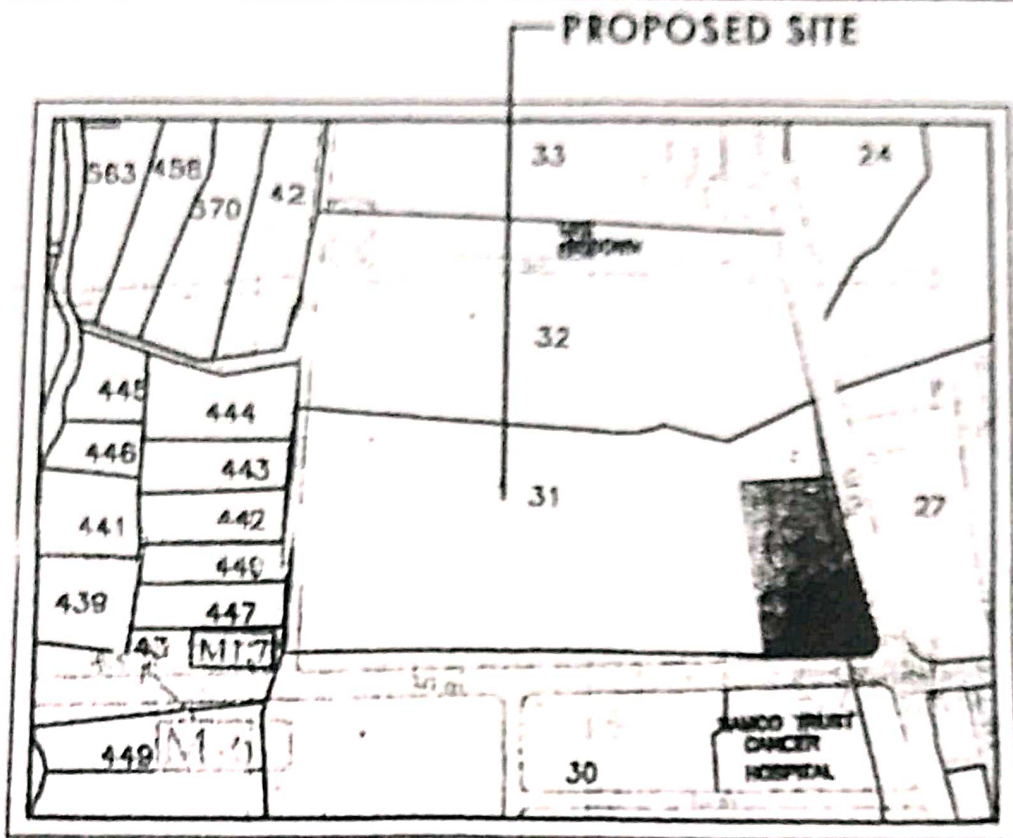
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No. Nashik/C2/3/071/2022

Date : 19 / 10 / 2022


Executive Engineer
TOWN PLANING
Nashik Municipal Corporation
Nashik



LOCATION PLAN
(SCALE-1:10,000)



T.D.R. STATEMENT

NET PLOT AREA = 891.00 SQMT.

40 % T.D.R. PERMISSIBALE = 356.40 SQMT.

T.D.R. TAKEN = 356.00 SQMT.

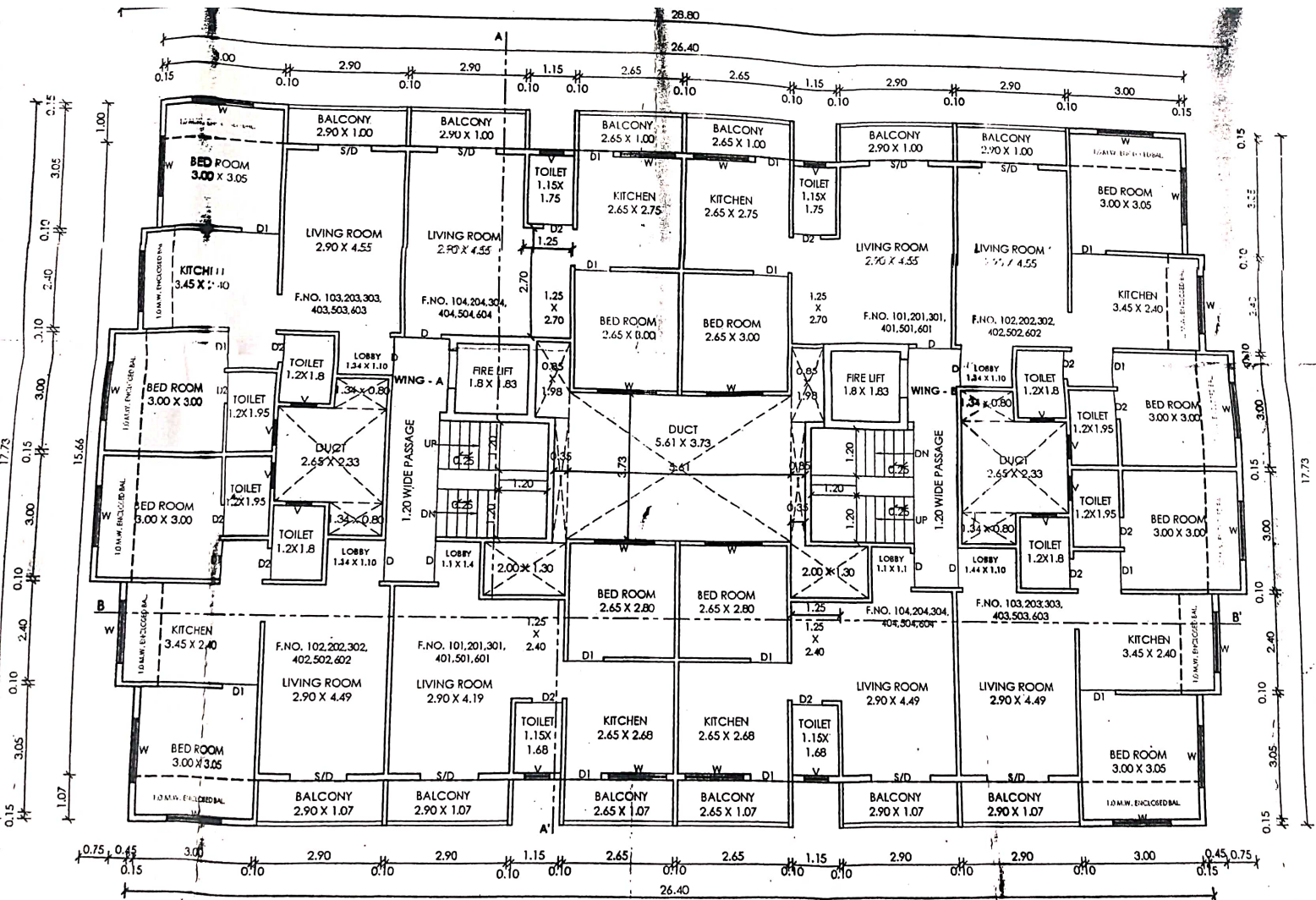
DRC NO.919 DATE - 19 /06 /2020

A	AREA STATEMENT	SQ. M
1.	Area of Plot (Minimum area of a.b.c. to be considered)	
	(a) As per ownership document (7/12, C.T.S. extract)	918.00
	(b) As per measurement sheet	918.00
	(c) As per site	918.00
2.	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Colony Road Area Widening / Service Road / Highway Widening	27.00
	(b) Any D.P. Reservation Area	-
	(c) Total (a+b)	-
3.	Balance Area of Plot (1 - 2)	891.00
4.	Amenity Space (if applicable)	
	(a) Required -	
	(b) Adjesment of 2 (b), if any -	
	(c) Balance proposed -	
5.	Net Area of Plot = [3 - 4(c)]	
6.	Recreational Open Space (if applicable)	891.00
	(a) Required -	-
	(b) Proposed -	-
7.	Internal Road area	-
8.	Plotable area (if applicable)	891.00
9.	Built up Area with referance to Basic F.S.I. as per front road width (sr. no. 5 X Basic F.S.I.)	980.10
10.	Addotion of F.S.I. on payment of premium	-
	(a) Maximum permissible premium F.S.I. - based on road width / TOD Zone	445.50
	(b) Proposed F.S.I. on payment of premium	445.50
11.	In-situ F.S.I. / T.D.R. loading	-
	(a) In-situ area aglanst D.P. road [2.00Xsr.no.2(a), if any]]	-
	(b) In-situ area aglanst Amenity Space f handed over [2.00 or 1.85 X sr.no.4(b) & / or (c)]	-
	(c) TDR area Allowable	356.40
	(d) Total in - situ / T.D.R. loading proposed [11(a)+(b)+(c)]	356.00
12.	Addotional of F.S.I. area under Chapter No. 7	27.00
13.	Total entitlement of F.S.I. in the proposal	-
	(a) [9+10(b)+11(d)] or 12 whichever applicable	1808.60
	(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges (1808.60 X 0.60 = 1085.16)	1020.00
	(c) Total entitlement (a+b)	2828.60
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width, {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	2.60
15.	Total Built-up Area in proposal. (excluding area at sr.no.17b)	-
	(a) Existing Built-up Area	-
	(b) Completed Built-up Area (as per 'P - Line')	2822.14
	(c) Total (a+b)	2822.14
16.	F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	1.00 %
17.	Area for Inclusive Housing if any	-
	(a) Required (20% of sr. no. 5)	-
	(b) Proposed	(8+48) 52 Nos.

CERTIFICATE OF AREA

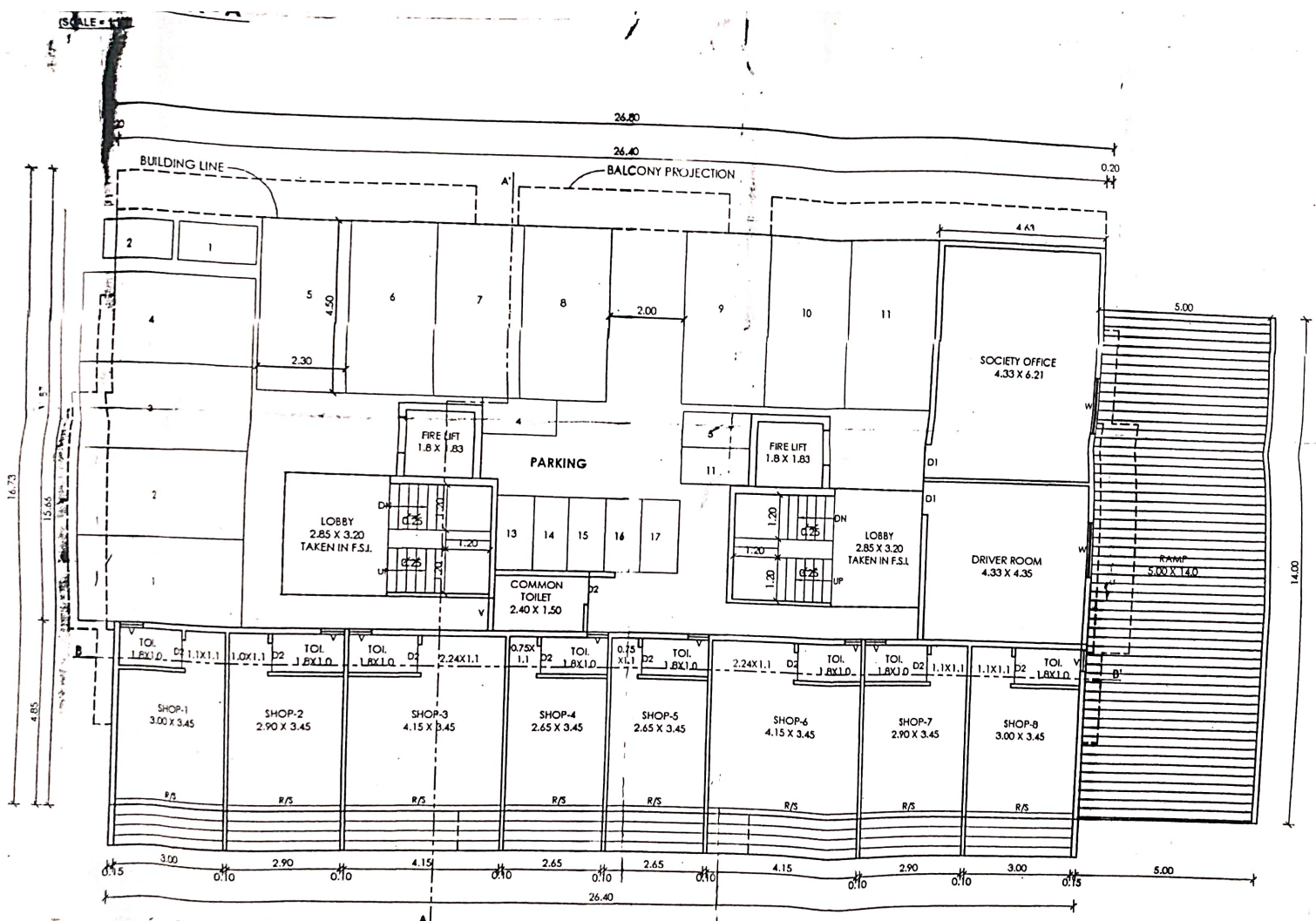
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-01-21 AND AND DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

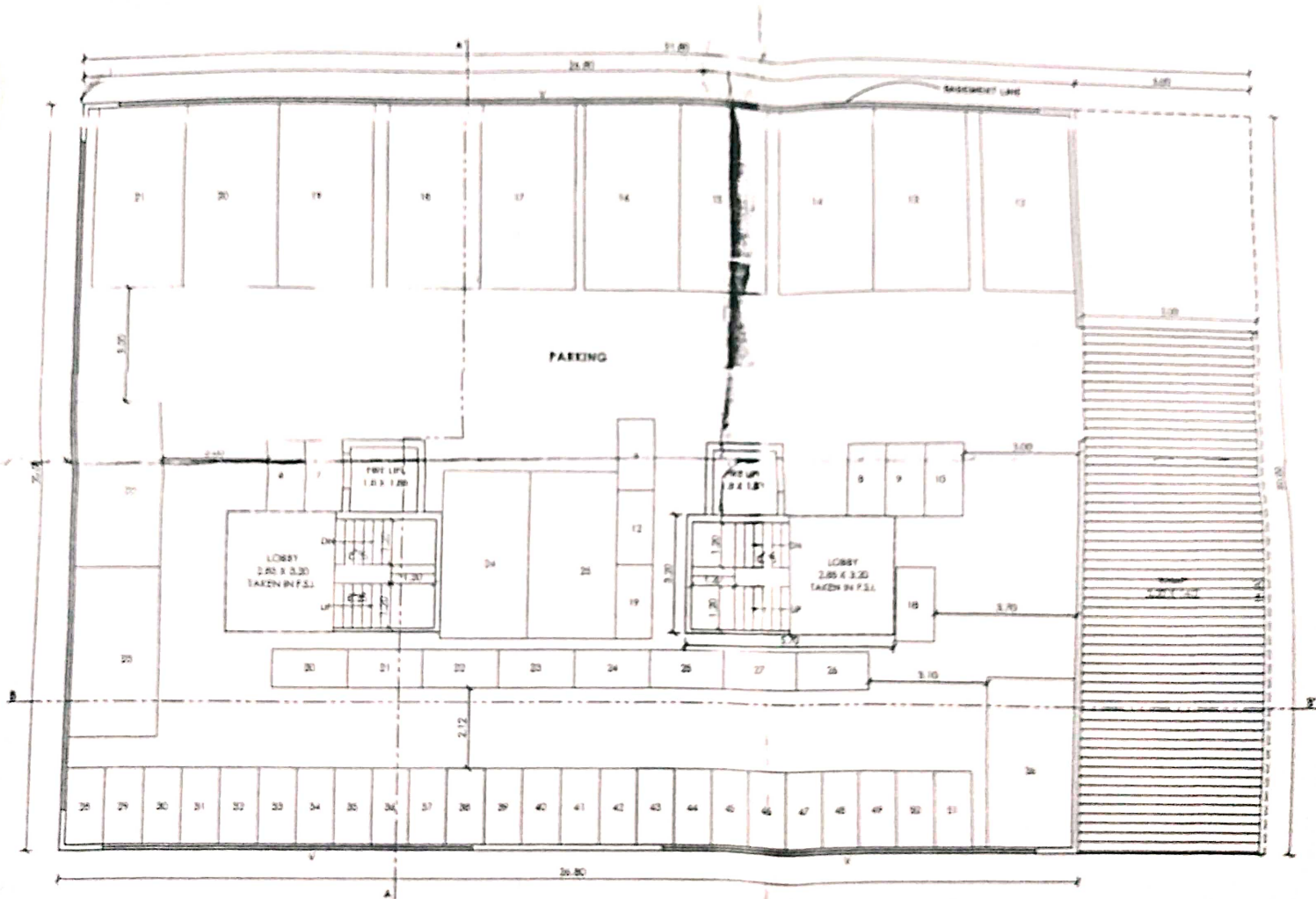
D. K. Sharma



TYPICAL FIRST TO SIXTH FLOOR PLAN

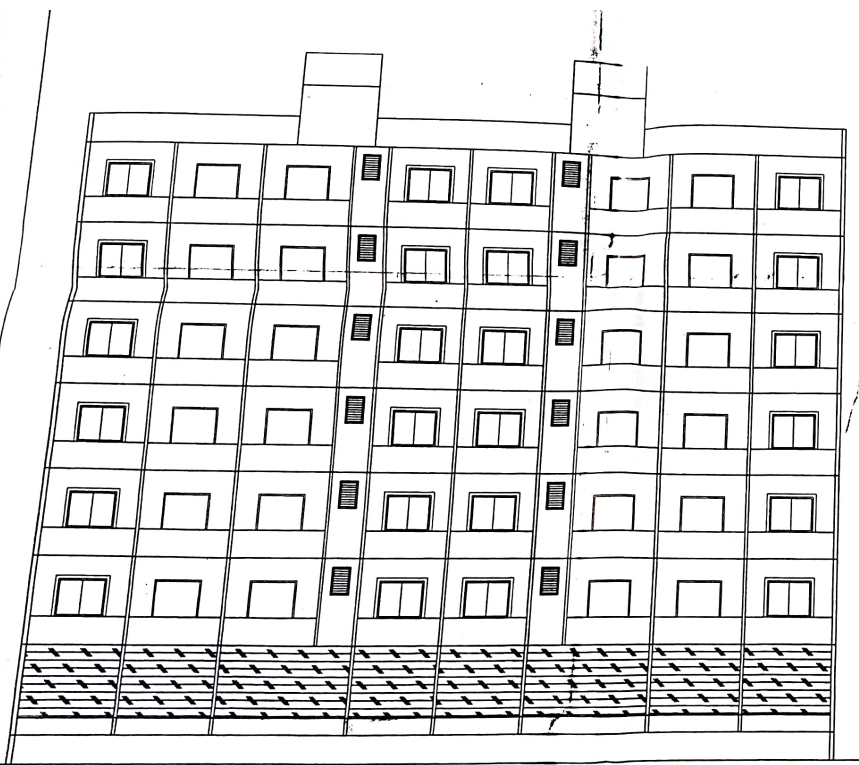
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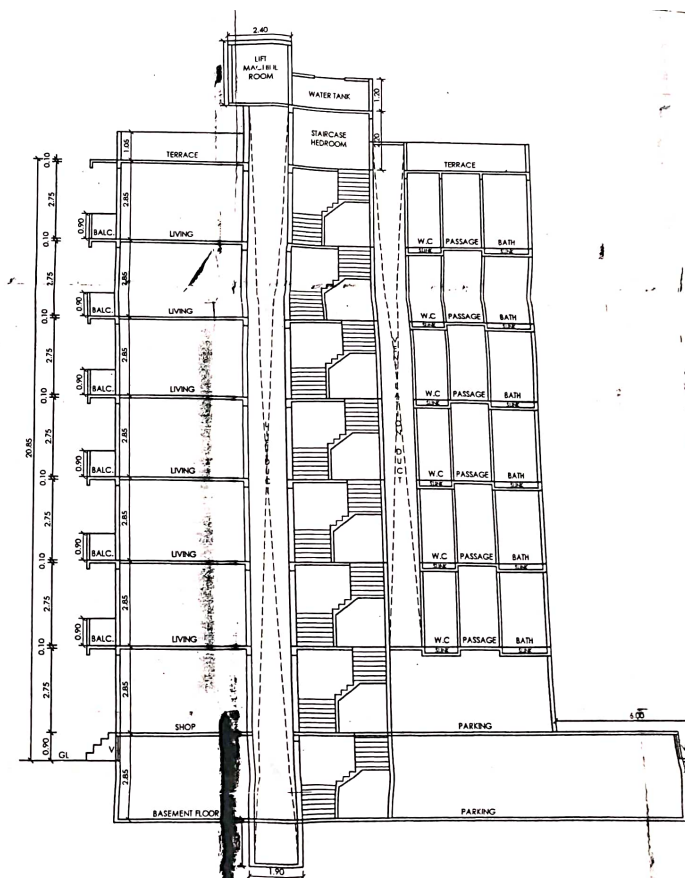
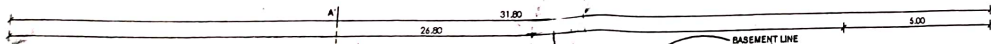


BASEMENT FLOOR PLAN

(SCALE = 1:100)



FRONT ELEVATION
 (SCALE = 1:100)



SECTION AT A - A
 (SCALE = 1:100)

SITE PLAN

(SCALE = 1:200)



36.00M.
7.50 METER WIDE EXIST. ROAD
9.00 METER WIDE PROP. ROAD

PARKING STATEMENT.

PARKING STATEMENT	CARPET AREA	NO. OF TENEMENTS	REQUIRED PARKING		PROVIDED PARKING	
			CAR	SCOOTER	CAR	SCOOTER
a) PARKING REQ. BY SULT	30 TO 40 Sqm. (2T)	24 Nos.	12 Nos.	24 Nos.	12 Nos.	24 Nos.
	41 TO 80 Sqm. (2T)	24 Nos.	12 Nos.	60 Nos.	12 Nos.	60 Nos.
	81 TO 150 Sqm. (1T)	-	-	-	-	-
	151 & ABOVE (1T)	-	-	-	-	-
	5% VISITOR'S PARK.	-	-	1 Nos.	04 Nos.	1 Nos.
COMMERCIAL (FOR EVERY 100 Sqm.)		128.04 SQM	04 Nos.	12 Nos.	04 Nos.	12 Nos.
MULTIPLYING FACTOR (0.9)			29 Nos.	100 Nos.	29 Nos.	100 Nos.
Total			26 Nos.	90 Nos.	26 Nos.	90 Nos.

Form of Statement - 2
Sr. No. 9 (a)

PROPOSED BUILDING (P.NO. 11+12+13)

Building No.	Floor No.	Total Built-Up Area of Floor as per Outer Construction line
(1)	(2)	(3)
	BASEMENT	36.48
	GROUND	217.24
	FIRST	428.07
	SECOND	428.07
	THIRD	428.07
	FOURTH	428.07
	FIFTH	428.07
	SIXTH	428.07
	LIFT	---
	TOTAL	2822.14

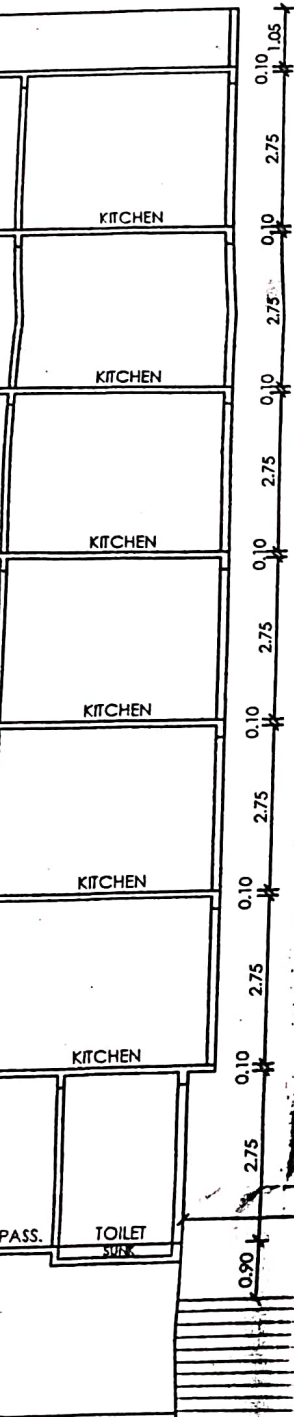
NOTES

1. PLOT LINES	THICK BLACK
2. EXISTING STREET (ROAD)	GREEN
3. FUTURE STREET (IF ANY)	GREEN DOTTED
4. PERMISSIBLE BLDG. LINES	THICK DOTTED BLACK
5. EXISTING WORK	BLACK (OUTLINE)
6. WORK PROP. TO BE DEMOLISHED	YELLOW HATCHED
7. PROPOSED WORK	RED FILLED IN
8. DRAINAGE & SEWAGE WORK	RED DOTTED
9. WATER SUPPLY WORK	BLACK DOTTED THIN
10. DEVIATIONS	RED HATCHED

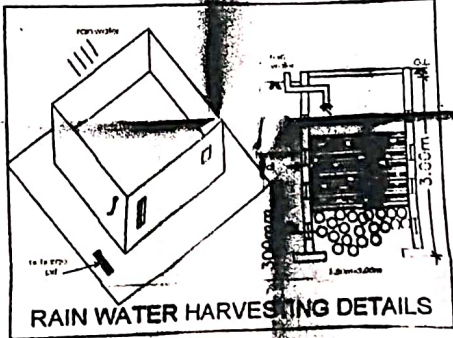
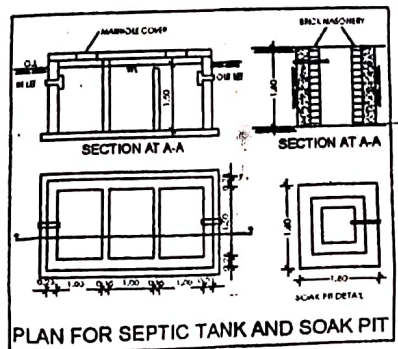
Form of Statement - 1
[Sr. No. 8 (a) (iii)]

Existing Building to be Retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use Occupancy of Floors
(1)	(2)	(3)	(4)	(5)
	N/A	N/A	N/A	N/A



TOTAL COMMERCIAL B/UP AREA = 128.04 SQMT
TOTAL RESIDENTIAL B/UP AREA = 2694.10 SQMT
NET B/UP AREA = 2822.14 SQMT



DOORS AND WINDOWS

TYPE	SIZE	SPECIFICATION
D	1.00 X 2.10	T.W. PANELLED DOOR
D1	0.90 X 2.10	T.W. PANELLED DOOR
D2	0.75 X 2.10	T.W. PANELLED DOOR
W	1.50 X 1.20	M.S. GLAZED WINDOW
W1	1.80 X 1.20	M.S. GLAZED WINDOW
V	0.60 X 0.60	M.S. GLAZED LOUVER

Form of Statement - 3				
Sr. No. 9 (g)				
CARPET AREA STATEMENT (P.NO. 11+12+13 GROUND FLOOR)				
BUILDING/ FLOOR NO.	FLAT. NO.	FLOOR AREA OF ALL ROOM INCLUDING KITCHEN	FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS)	FLOOR AREA OF BALCONIES/ALTERNATE TERRACE (EXCLUDING AREA UNDER WALLS)
GROUND FLOOR	SHOP -1	SHOP - 3.00 X 3.45 = 10.35	TOILET - 1.80 X 1.00 = 1.80 - 1.10 X 1.10 = 1.21	-----
	SHOP -2	SHOP - 2.90 X 3.45 = 10.00	TOILET - 1.80 X 1.00 = 1.80 - 1.00 X 1.10 = 1.10	-----
	SHOP -3	SHOP - 4.25 X 3.45 = 14.66	TOILET - 1.80 X 1.00 = 1.80 - 2.24 X 1.10 = 2.46	-----
	SHOP -4	SHOP - 2.65 X 3.45 = 9.14	TOILET - 1.80 X 1.00 = 1.80 - 0.75 X 1.10 = 0.83	-----
	SHOP -5	SHOP - 2.65 X 3.45 = 9.14	TOILET - 1.80 X 1.00 = 1.80 - 0.75 X 1.10 = 0.83	-----
	SHOP -6	SHOP - 4.15 X 3.45 = 14.32	TOILET - 1.80 X 1.00 = 1.80 - 2.24 X 1.10 = 2.46	-----
	SHOP -7	SHOP - 2.90 X 3.45 = 10.00	TOILET - 1.80 X 1.00 = 1.80 - 1.00 X 1.10 = 1.10	-----
	SHOP -8	SHOP - 3.00 X 3.45 = 10.35	TOILET - 1.80 X 1.00 = 1.80 - 1.10 X 1.10 = 1.21	-----
		DRIVING ROOM = 4.33 X 4.35 = 18.84	COM.TOILET-2.40X1.50 = 3.60	-----
		SOCIETY OFFICE = 4.33 X 6.21 = 26.89		-----
	TOTAL = 133.69	TOTAL = 29.20		
PLOT NO. 11+12+13 GROUND FLOOR TOTAL CARPET AREA = 162.89 SQ.MT.				

Form of Statement - 3					
Sr. No. 9 (g)					
CARPET AREA STATEMENT WING - A (P.NO. 11+12+13 FIRST TO SIXTH FLOOR)					
BUILDING/ FLOOR NO.	FLAT. NO.	CARPET AREA OF APARTMENT	FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS)	AREA OF BALCONY ATTACHED TO APARTMENT	
FIRST TO SIXTH FLOOR	101,201,301, 401,501,601	LIVING - 2.90 X 4.19 = 12.15 LOBBY - 1.10 X 1.40 = 1.54 KITCHEN - 2.65 X 2.68 = 7.10 BED - 2.65 X 2.80 = 7.42 INT. WALL = 2.07 SQ.M.	TOILET - 1.15 X 1.68 = 1.93 - 1.25 X 2.40 = 3.00	BALCONY - 2.65 X 1.07 = 2.84 BALCONY - 2.90 X 1.07 = 3.10	
		TOTAL = 30.28	TOTAL = 4.93	TOTAL = 5.94	
		TOTAL CARPET AREA = 41.15 SQ.M.			
	102,202,302, 402,502,602	LIVING - 2.90 X 4.49 = 13.02 LOBBY - 1.34 X 1.10 = 1.47 KITCHEN - 3.45 X 2.40 = 8.28 BED - 3.00 X 3.05 = 9.15 BED - 3.00 X 3.00 = 9.00 INT. WALL = 2.38 SQ.M.	TOILET - 1.20 X 1.95 = 2.34 TOILET - 1.20 X 1.80 = 2.16 - 1.20 X 1.05 = 1.26	BALCONY - 2.90 X 1.07 = 3.10	
		TOTAL = 43.30	TOTAL = 5.76	TOTAL = 3.10	
		TOTAL CARPET AREA = 52.16 SQ.M.			
	103,203,303, 403,503,603	LIVING - 2.90 X 4.55 = 13.20 LOBBY - 1.34 X 1.10 = 1.47 KITCHEN - 3.45 X 2.40 = 8.28 BED - 3.00 X 3.05 = 9.15 BED - 3.00 X 3.00 = 9.00 INT. WALL = 2.40 SQ.M.	TOILET - 1.20 X 1.80 = 2.16 TOILET - 1.20 X 1.95 = 2.34 - 1.20 X 1.05 = 1.26	BALCONY - 2.90 X 1.00 = 2.90	
		TOTAL = 43.50	TOTAL = 5.76	TOTAL = 2.90	
		TOTAL CARPET AREA = 52.16 SQ.M.			
	104,204,304, 404,504,604	LIVING - 3.00 X 4.55 = 13.65 KITCHEN - 2.65 X 2.75 = 7.28 BED - 2.65 X 3.00 = 7.95 INT. WALL = 1.50 SQ.M.	TOILET - 1.15 X 1.75 = 2.01 - 1.25 X 2.70 = 3.38	BALCONY - 2.65 X 1.00 = 2.65 BALCONY - 2.90 X 1.00 = 2.90	
	TOTAL = 30.38	TOTAL = 5.39	TOTAL = 5.55		
	TOTAL CARPET AREA = 41.32 SQ.M.				
PLOT NO. 11+12+13 (WING -A) FIRST TO SIXTH FLOOR TOTAL CARPET AREA = 184.79 SQ.MT.					

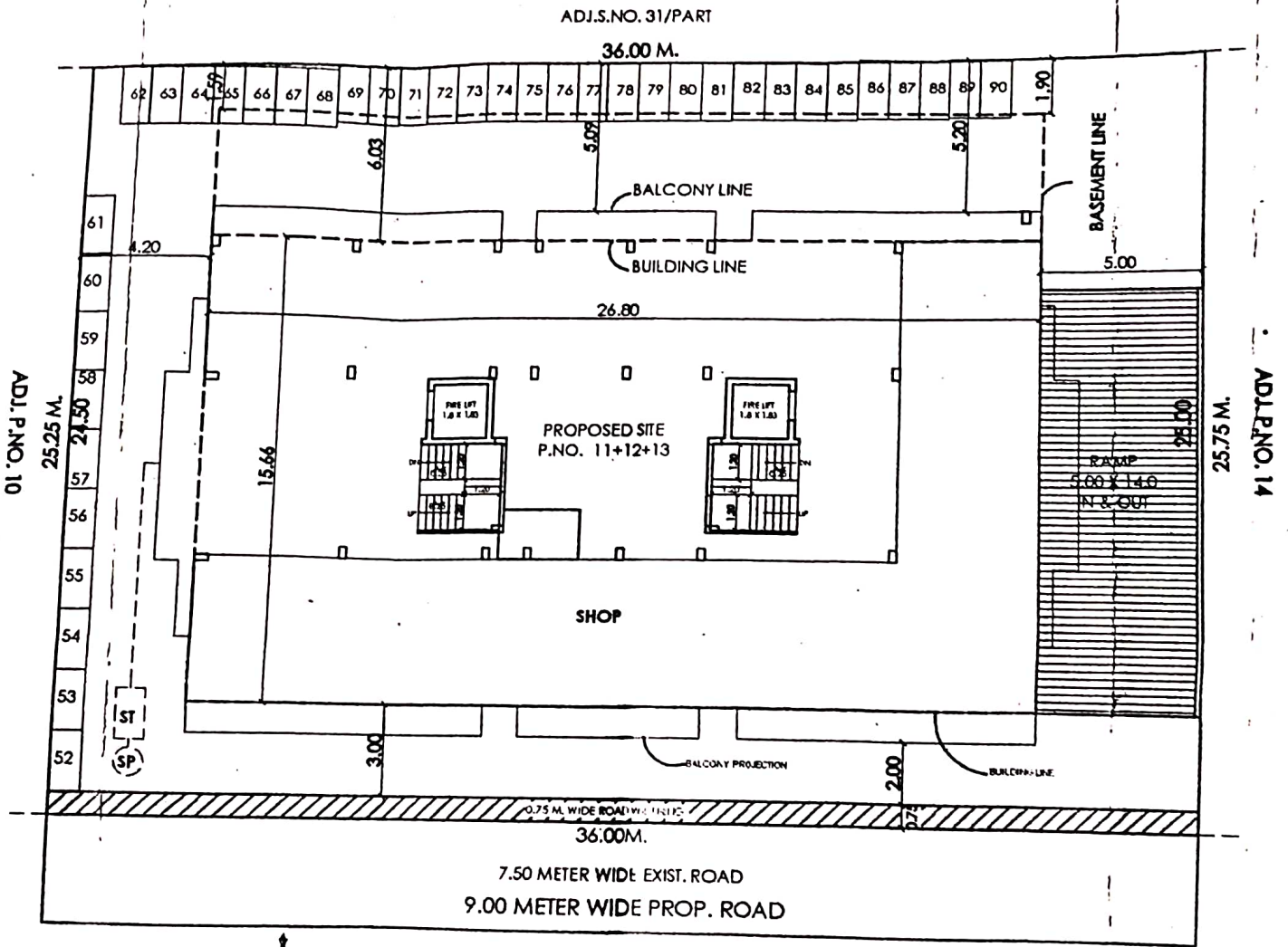
Form of Statement - 3

Sr. No. 9 (g)

CARPET AREA STATEMENT WING - B (P.NO. 11+12+13 FIRST TO SIXTH FLOOR)

BUILDING/ FLOOR NO.	FLAT. NO.	CARPET AREA OF APARTMENT	FLOOR AREA OF BATHROOM/W.C./TOILET/ PASSAGE ETC. (EXCLUDING AREA UNDER WALLS)	AREA OF BALCONY ATTACHED TO APARTMENT
FIRST TO SIXTH FLOOR	101,201,301,401, 501,601	LIVING - 2.90 X 4.55 = 13.20 KITCHEN - 2.65 X 2.75 = 7.29 BED - 2.65 X 3.00 = 7.95 INT. WALL = 1.94 SQ.M.	TOILET - 1.15 X 1.75 = 2.01 - 1.25 X 2.70 = 3.38	BALCONY - 2.65 X 1.00 = 2.65 BALCONY - 2.90 X 1.00 = 2.90
		TOTAL = 30.38	TOTAL = 5.39	TOTAL = 5.55
	TOTAL CARPET AREA = 41.32 SQ.M.			
	102,202,302,402, 502,602	LIVING - 2.90 X 4.55 = 13.20 LOBBY - 1.34 X 1.10 = 1.47 KITCHEN - 3.45 X 2.40 = 8.28 BED - 3.00 X 3.05 = 9.15 BED - 3.00 X 3.00 = 9.00 INT. WALL = 2.39 SQ.M.	TOILET - 1.20 X 1.80 = 2.16 TOILET - 1.20 X 1.95 = 2.34 - 1.20 X 1.05 = 1.26	BALCONY - 2.90 X 1.00 = 2.90
		TOTAL = 2.39	TOTAL = 5.76	TOTAL = 2.90
TOTAL CARPET AREA = 52.15 SQ.M.				
103,203,303,403, 503,603	LIVING - 2.90 X 4.49 = 13.02 LOBBY - 1.44 X 1.10 = 1.58 KITCHEN - 3.45 X 2.40 = 8.28 BED - 3.00 X 3.05 = 9.15 BED - 3.00 X 3.00 = 9.00 INT. WALL = 2.38 SQ.M.	TOILET - 1.20 X 1.95 = 2.34 TOILET - 1.20 X 1.80 = 2.16 - 1.20 X 1.05 = 1.26	BALCONY - 2.90 X 1.07 = 3.10	
	TOTAL = 43.41	TOTAL = 5.76	TOTAL = 3.10	
TOTAL CARPET AREA = 52.27 SQ.M.				
104,204,304,404, 504,604	LIVING - 3.00 X 4.49 = 13.47 LOBBY - 1.10 X 1.10 = 1.21 KITCHEN - 2.65 X 2.68 = 7.10 BED - 2.65 X 2.80 = 7.42 INT. WALL = 1.06 SQ.M.	TOILET - 1.15 X 1.68 = 1.93 - 1.25 X 2.40 = 3.00	BALCONY - 2.65 X 1.07 = 2.84 BALCONY - 2.90 X 1.07 = 3.10	
	TOTAL = 30.26	TOTAL = 4.93	TOTAL = 5.94	
TOTAL CARPET AREA = 41.13 SQ.M.				

PLOT NO. 11+12+13 (WING -B) FIRST TO SIXTH FLOOR TOTAL CARPET AREA = 186.87 SQ.MT.



SITE PLAN

(SCALE = 1:200)



PARKING STATEMENT.

(c) Total (a+b)	2822.14
16. F.S.I. Consumed (15/13) (should not be more than sr.no.14 above)	1.00 %
17. Area for Inclusive Housing if any	-
(a) Required (20% of sr. no. 5)	-
(b) Proposed	(8+48) 52 Nos.

CERTIFICATE OF AREA

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15-01-21 AND AND DIMENSIONS OF THE SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ONSITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

D. K. Thore

ENGINEER SIGNATURE

CERTIFICATE

I UNDERSIGNED DECLARE THAT I AM READY TO WORK AS STRUCTURAL ENGINEER AND SUPERVISE THIS PROJECT.

P. M. Bhoore

Er. P.M. BHORE

STRUCTURAL ENGINEER

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD AVIDE BY PLANS SANCTIONED BY NASHIK MUNICIPAL CORPORATION. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

Akash

SHRI. AKASH ANIRUDDHA GAWADE.

OWNER'S SIGNATURE

Architectural Consultant & RCC Designer

ARCHITECTURE

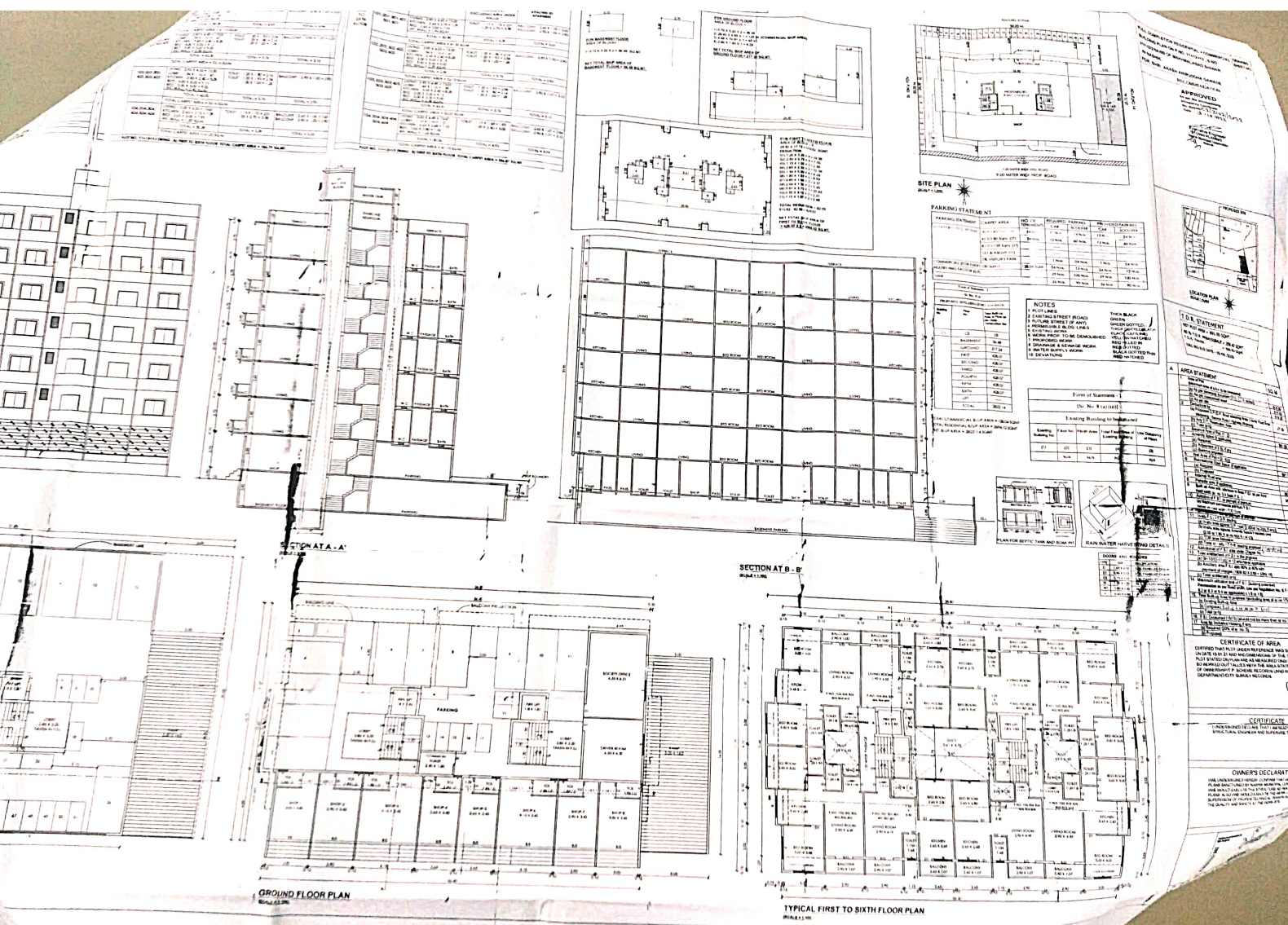


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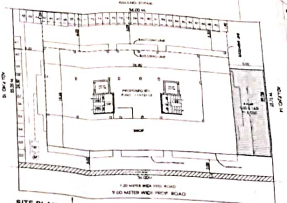
Off. No.5, Udhavesh Aapt. Kulkarni Colony, Nashik

Job No.	Drawing No.	Scale	Drawn By	Checked By	Registration/ License No.of Arch./ Lic. Eng./Supervisor
999	01	1 : 100	KALYANI	V.K	853868 (N.M.C.)

17.73



NO.	DESCRIPTION	UNIT	AREA	VOLUME	REMARKS
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PARKING STATEMENT

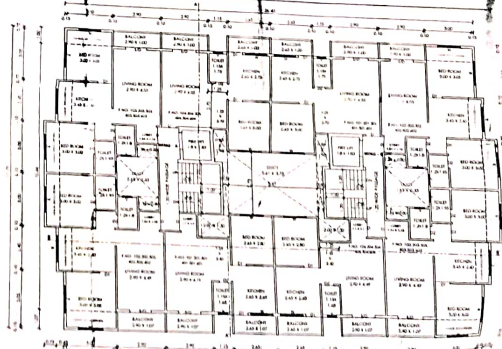
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NOTES

1. EXISTING STREET FRONTAGE...
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GROUND FLOOR PLAN
SCALE: 1:100

SECTION AT B - B
SCALE: 1:100



TYPICAL FIRST TO SIXTH FLOOR PLAN
SCALE: 1:100

APPROVED

LOCATION MAP

STATEMENT

AREA STATEMENT

CERTIFICATE OF AREA

CERTIFICATE

OWNER'S DECLARATION